

Article VII. SPI-MVC: Magruder Visual Corridor

Sec. 17.3-44. Intent.

The Magruder Corridor, which generally encompasses property visible from Magruder Boulevard, has a significant role in the economic well-being of the City of Hampton. As the heart of the high-tech corridor which extends from NASA to Newport News, Magruder Boulevard links Langley/NASA, the industrial/business parks on Magruder Boulevard, and the Mercury Central business district.

Strong public policy has emphasized the importance of the visual environment in furthering the economic well-being of the City. This policy, as embodied in the Hampton Roads Center aesthetic controls, supports the establishment of the Magruder Visual Corridor District to guide the visual character of the corridor so that private development will match the standards set by the public sector initiative.

The Special Public Interest - Magruder Visual Corridor (SPI-MVC) District is intended to protect the visual environment along Magruder Boulevard in order to allow planned economic development to occur in a manner which provides a positive visual impact along the major roads in the Magruder Corridor.

Positive visual impact will occur through the control of the number, size, and location of signs, the establishment of a landscaped setback to buffer the visual and environmental impacts of the built environment, and the restriction of certain uses.

Sec. 17.3-45. Application of the District.

The SPI-MVC District is created as a special district to be superimposed by a special symbol for its boundaries on the Zoning District Map. All regulations of the underlying districts shall apply except as modified by the regulations in the SPI-MVC District.

Sec. 17.3-46. Boundaries and Definitions.

The Magruder Visual Corridor District will include all areas on the map labeled SPI-MVC. This area comprises a corridor extending fifteen hundred (1,500) feet to either side of the Magruder Boulevard right-of-way, from Interstate 64 north to the city line east of Magruder Boulevard, and from the northernmost SPI-HRC boundary north to the city

line west of Magruder Boulevard, and fifteen hundred (1,500) feet to either side of Commander Sheppard Boulevard right-of-way between Magruder Boulevard and Armistead Avenue, with the exception of all properties zoned M-4 or M-5, since the SPI-MVC requirements have been incorporated into these districts.

For the purpose of this article, "major road" shall mean the right-of-way boundaries of Magruder Boulevard and Commander Sheppard Boulevard.

- (1) Deleted.
- (2) Deleted.
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- (5) Deleted.

Sec. 17.3-47. Regulations.

- (1) Restrictions on permitted uses.
 - (a) Transformer stations, normal distribution and transmission lines, poles and towers, pumping stations, water towers, radio towers, structures necessary for the operation of a public utility, penal institutions, landfills, waste treatment facilities, power plants, and gas plants are subject to approval by the City Planning Commission pursuant to the provision of Section 15.2-2232 of the Code of Virginia, 1950, as amended. (9/9/98)
 - (b) All fences, masonry walls, or other similar facilities shall receive approval as to location, design, and size by the Director of Planning prior to the issuance of a building permit. The use of chain link fence is prohibited unless screened completely from view by a natural screening treatment such as berms and/or vegetation.
 - (c) All storage areas shall be screened completely from any major road by fences, masonry walls, or other similar facilities in

combination with vegetation and in accordance with Section 17.3-47(1)(b).

(d) A minimum setback of twenty (20) feet is required from any property line which abuts a major road. No type of construction, except signs, will be permitted in the setback. A landscaping plan for the setback shall be approved by the Planning Director prior to the issuance of a building permit for the main structure, and shall meet the following standards:

(i) An even distribution of landscaping material shall be provided throughout the setback, such that an appearance of a continuous row of trees is achieved.

(ii) Landscaping materials shall be deciduous trees of two (2) inches or greater caliper at a point four (4) feet above natural grade, at intervals of thirty (30) feet on center, or evergreen trees of eight (8) to ten (10) feet in height, at intervals of ten (10) feet on center.

(e) Within one hundred (100) feet of any major road right-of-way and within one hundred (100) feet of any intersecting street right-of-way for a distance of three hundred (300) feet to either side of Magruder Boulevard right-of-way, the following are prohibited:

(i) Deleted 7/9/97.

(ii) storage areas;

(iii) accessory structures.

(2) Deleted 3/10/99

Article VIII. Repealed 7/9/97

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